

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8804**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Slagle House**
6. Current building name: **Hopkins House**
7. Building address: **400 Longs Peak Avenue**
8. Owner name: **Donald E. and Dorothy Nell Hopkins**
Owner address: **400 Longs Peak Avenue**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of NE¹/₄ of NE¹/₄ of SE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491520**
Northing: **4446550**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **10** Block: **17**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Irregular Plan
15. Dimensions in feet: **1586 square feet**
16. Number of stories: **One**
17. Primary external wall material
Brick
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Glass Block

22. Architectural style /
building type:

Ranch Type

21. General Architectural Description

This Ranch style dwelling is located at the northwest corner of Longs Peak Avenue and Emery Street, in Longmont's Eastside neighborhood. The one-story structure is supported by a low poured concrete foundation, faced with wire-cut red brick. There is no basement. The house's exterior walls are clad with a wire-cut blond brick veneer, laid in running bond. The building is covered with intersecting, low-pitched, hipped roof forms. The roof is covered with green asphalt shingles, and the eaves are boxed and feature an extended overhang. One chimney is located on the interior of the north elevation. Windows on the north elevation include four 1/1 double-hung sash windows, and one 16-light glass block window. Windows on the east elevation include one single-light fixed-pane "picture window", one 1/1 double-hung sash window, and one 16-light glass block window. Windows on the façade include three single-light fixed-pane "picture windows", and three 1/1 double-hung sash windows. There is just one single-light fixed-pane window located on the west elevation. All of the homes windows feature metal frames and red brick sills. Three entry doors are located on the building's façade (south elevation). Farthest to the east is a stained brown solid wood door, with three upper sash lights, and flanked by glass block sidelights. This door opens onto a 3-step, carpeted, concrete porch, with a black wrought iron railing, and wrought iron posts, which support a shed porch roof. The third entry door on the façade is located just to the west of the shed-roofed porch. This is also a stained brown solid wood door, but is protected by a black wrought iron security door. This house features an attached one-car garage. Located at the building's west end, the garage measures 22' by 12'. A painted brown wood-paneled overhead garage door, on the south elevation, opens onto a concrete driveway which extends to Longs Peak Avenue to the south.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located at the northwest corner of Emery Street and Longs Peak Avenue. This area is now home to a mixture of single-family residences, duplexes and a few small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1952**

Source of information:
Boulder County Real Estate Appraisal Card; Longmont city directories

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Henry Slagle

Source of information:
Longmont city directories

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This property's real estate appraisal card has a notation which indicates that the building permit for the dwelling's construction was issued in December 1951. The property's address, 400 East 7th Avenue (now Longs Peak Avenue) first begins to appear in city directories in 1953. The structure, thus, was probably constructed in 1952. There have been no apparent additions to the structures subsequent to its original construction. Now approaching fifty years of age, the building has served as a single-family residence throughout its history.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Constructed in 1952, this ranch style home was originally home to the Henry Slagle family, who lived here during the early-to-mid-1950s. Subsequent owners and residents of the property included M. Joseph Bradley (late 1950s), Herbert Lufkin (early 1960s), and James and Eunice (Lee) Oard late 1960s-early 1980s). The Oards had come to Longmont from the vicinity of Rinn, Colorado, where they had farmed for many years. Mrs. Oard had been born at Platteville, on December 16, 1902. She was married to James Oard at Brighton, on April 26, 1922. The couple had a family of two sons and two daughters. Before coming to Longmont, the Oards were members of the Rinn Valley Grange, and were active in 4-H. In Longmont, Mrs. Oard was an extremely active member of St. John the Baptist Catholic Church, and she was renowned throughout the community for making the finest hot cross buns in Longmont. Eunice Oard, who was preceded in death by her husband, passed away on June 10, 1986, at the age of 83. Following the death of Mrs. Oard, this property was purchased by Donald and Dorothy Hopkins. The Hopkins have lived and owned here from the early 1980s to the present. Mr. Hopkins is a retired Boulder police officer.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Eunice Oard." (obituary) *Longmont Times Call*, June 11, 1986, p. 15.A.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

xx Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built in 1952, this ranch style residence is presently less than fifty years of age. As such, the property is ineligible for listing in the National Register of Historic Places. The property, at the present time, is also ineligible for local landmark designation by the City of Longmont. This house, though, is among the Eastside neighborhood's best examples of the Ranch style of architecture. As a result, when it becomes fifty years of age (in 2002) this property should become eligible for individual local landmark designation. It will also become eligible to qualify as a contributing resource within either a City of Longmont local landmark historic district, or a National Register historic district.

43. Assessment of historic physical integrity related to significance:

This property displays excellent integrity. There have been no additions and no notable exterior alterations to the structure subsequent to its original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area may have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-19**

Frame(s): **6-9**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **December 5, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**